

By Senator Pizzo

37-01205-24

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1 A bill to be entitled
 2 An act relating to title fraud prevention; creating s.
 3 696.031, F.S.; creating a pilot program in Broward
 4 County; providing a definition; requiring certain
 5 parties to provide specified information to the
 6 property appraiser; requiring the property appraiser
 7 to make certain notifications to specified parties;
 8 providing that certain action or inaction does not
 9 give rise to liability; requiring participating
 10 property appraisers to submit a report to specified
 11 parties containing certain information; providing for
 12 future repeal; providing an effective date.

13
 14 Be It Enacted by the Legislature of the State of Florida:

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 16 Section 1. Section 696.031, Florida Statutes, is created to
 17 read:

18 696.031 Title fraud prevention through sales contract
 19 notification services; pilot program.-

20 (1) As used in this section, the term "property appraiser"
 21 means the property appraiser for Broward County.

22 (2) Upon execution of a real property contract and before
 23 the execution of the real property conveyance instrument, real
 24 estate brokers as defined in s. 475.01(1), title agents, and
 25 attorneys involved in the transfer of real property are
 26 encouraged to furnish to the property appraiser a seller's name,
 27 mailing address, e-mail address, and phone number, as such
 28 information appears within the contract.

29 (3) The property appraiser shall notify land record

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30 notification service registrants, as defined in s. 28.47(1),
31 that a contract for the sale or purchase of the real estate has
32 been executed. The purpose of the notification service is to
33 confirm the seller's identity to ensure the integrity of the
34 real estate transaction.

35 (4) There is no right or cause of action against, and no
36 civil liability on the part of, real estate brokers as defined
37 in s. 475.01, title agents, attorneys, or the property appraiser
38 with respect to the creation, maintenance, and operation of a
39 sales contract notification service or land record notification
40 service, or for providing information to the property appraiser
41 under this section.

42 (5) By July 1, 2026, the property appraiser must report to
43 the Governor, the President of the Senate, and the Speaker of
44 the House of Representatives the following information:

45 (a) The number of real estate brokers, title agents, and
46 attorneys who provided information to the property appraiser
47 under this section.

48 (b) The number of times a seller's contact information was
49 provided to the property appraiser under this section.

50 (c) The property appraiser's recommendation as to whether
51 the sales contract notification service is appropriate to
52 recommend throughout the state as an effective tool to combat
53 title fraud.

54 (d) Any other information the property appraiser deems
55 necessary.

56 (6) This section is repealed on July 1, 2026.

57 Section 2. This act shall take effect July 1, 2024.